



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660017014 <b>Parcel ID</b> 22N17E-18-1-00000-000-0000 <b>Cadastral ID</b> 18-22-17-01900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 330191 KOCSIS, DANIEL  15303 S 4195 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 15303 S 4195 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 18 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/4/2020</p>														
<b>Legal Description</b> Lat/Long: 36.38960054 -95.53298374																			
N2 S2 NW SW NE					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R20 000443</td> <td>R22- NEW 40X50 DTCH ACC BLDG</td> <td>10/2020</td> <td>07/2021</td> <td>49,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000443	R22- NEW 40X50 DTCH ACC BLDG	10/2020	07/2021	49,000
Number	Description	Opened	Closed	Amount															
R20 000443	R22- NEW 40X50 DTCH ACC BLDG	10/2020	07/2021	49,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	LONGCRIER, BAYLEY A & FOSTER, JIM & RHONDA	02/28/2020	146,000	YES										
					2353/239	US BANK NA	08/30/2013	122,000	YES										
					2213/82	HAWKINS-TRUE, MELISA &	11/09/2011	42,000	3										
					2149/676	APPLEGATE, STEVE W & D-LYNN	12/16/2010	0	10										
					1685/531	RACKLEY, RAYBURN P	06/07/2005	96,000	YES										
					1218/212		03/08/2000	70,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	101.310	<b>Current Tax</b>										
Remove Cap	2021		Land Value 49,866	49,866	11%	5,485	Assessed	24,056	2,437.11										
Year Frozen	0		Improvements 168,828	168,828		18,571	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		<b>Total Value</b> 218,694	218,694		24,056	<b>Total Taxable</b>	24,056	2,437.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>												
2025	2025-660017014	KOCSIS, DANIEL	75	231,474	0	23,991	2,431.00												
2024	2024-660017014	KOCSIS, DANIEL	75	218,308	0	22,849	2,328.00												
2023	2023-660017014	KOCSIS, DANIEL	75	197,822	0	21,760	2,266.00												
2022	2022-660017014	KOCSIS, DANIEL	75	197,782	0	21,410	2,275.00												
2021	2021-660017014	KOCSIS, DANIEL	75	143,176	0	15,749	1,626.00												
2020	2020-660017014	KOCSIS, DANIEL	75	126,222	1000	12,014	1,302.00												
2019	2019-660017014	LONGCRIER, BAYLEY A &	75	114,862	1000	11,634	1,251.00												
2018	2018-660017014	LONGCRIER, BAYLEY A &	75	118,589	1000	12,044	1,301.00												
2017	2017-660017014	LONGCRIER, BAYLEY A &	75	117,705	1000	11,947	1,283.00												
2016	2016-660017014	LONGCRIER, BAYLEY A &	75	115,174	1000	11,669	1,251.00												
2015	2015-660017014	LONGCRIER, BAYLEY A &	75	113,335	1000	11,466	1,252.00												
2014	2014-660017014	LONGCRIER, BAYLEY A &	75	110,675	1000	11,174	1,237.00												
2013	2013-660017014	LONGCRIER, BAYLEY A &	75	71,830	0	7,696	820.00												



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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	2.5							
Non-Ag Acres	2.579							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	112,342.00 x .44 = 49,866							
Factor Value								
Adjustments	1.0000							
Lot Value	49,866							
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	1,248 / 1,248							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type								
Remodel	RMA -							
Year/Eff Age	1978 / 22							
<b>Cost Approach</b>								
Manual : 01/2025								
Base Cost	88.09	Total Misc Impr	+	0				
Roofing Adj	+ 3.96	Garage Cost	+					
Subfloor Adj	+ 2.31	Total RCN	=	143,258				
Heat/Cool Adj	+ 10.30	Depreciation ( 31%)	-	44,410				
Plumbing Adj	+ 10.13	Lump Sums	+	3,589				
Basement Adj	+ 0.00	RCNLD	=	102,437				
Adj Base Cost	= 114.79	Lot Value	+	49,866				
Total Area	x 1,248	Indicated Value	=	152,303				
Adjusted Cost	= 143,258	Value Per SqFt		122.04				
<b>GRM Approach</b>								
GRM Code								
Gross Rent	0.00							
Indicated Value								
<b>Multiple Regression</b>								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	152,490	122.19	Per SqFt					
<b>Direct Comparables</b>								
Selection Model	1 Res							
Adjustment Model	A2 AO Test							
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach	Cost Approach							
Improvements	102,437							
Lot Value	49,866							
Indicated Value	152,303	122.04	Per SqFt					
Agland Value								
Site Improvements	66,391							
Total Value	218,694	175.24	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	41098	16x8		128	40.06	30%	3,589

\\tsclient\T\CASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/4/2020



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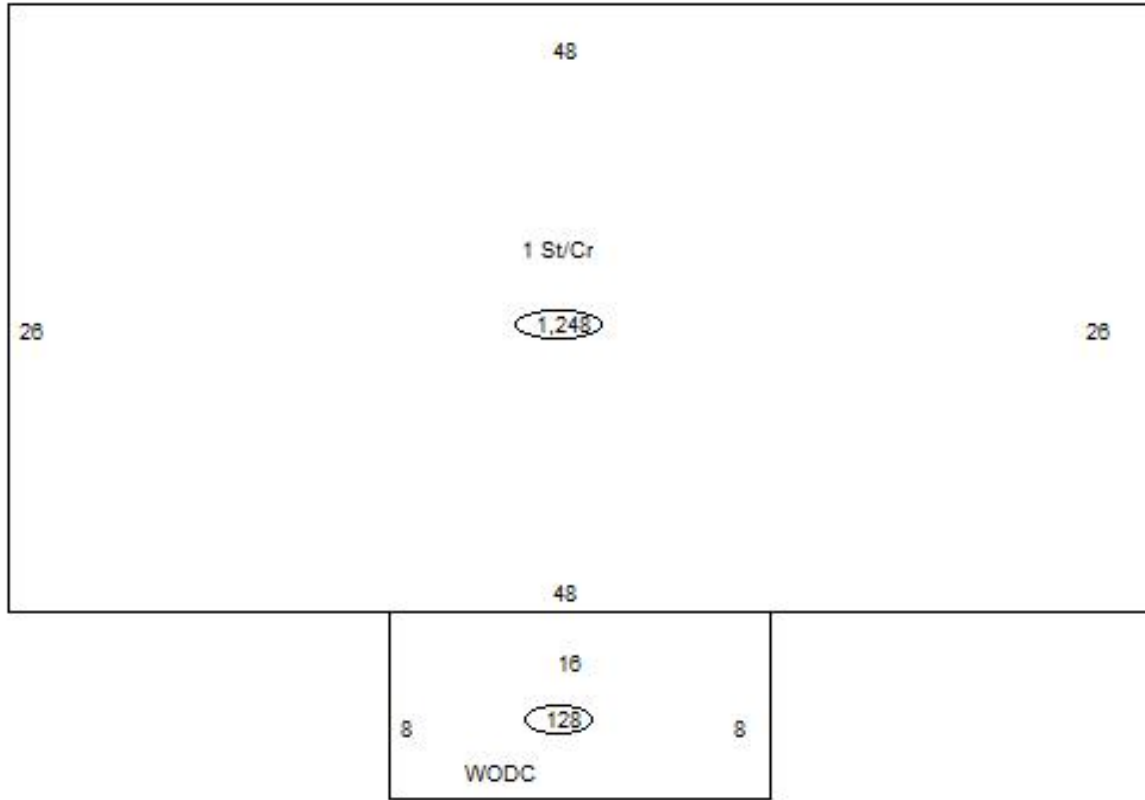
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,248	1.000	1,248
2	M	WODC		10	WODC	128	1.000	128
<b>Total Building Area</b>						1,248		1,248



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x10x6	Base	Formed Metal	160
	Qual	4	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ 100% Func)</b>	
	Base Cost (26.36 x 160)		4,218		4,218	4,218
	UTIL	Shop Building	50x40x10	Base	Formed Metal	2,000
	Qual	4.5	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	
	Base Cost (32.45 x 2,000)		64,900		64,900	4,543 60,357
	LNT0	Lean To - Attached	12x11x0			132
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	
	Base Cost (9.50 x 132)		1,254		1,254	314 940
	PATO	Slab Porch - Open (ATT SHOP)	10x11x0			110
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	
	Base Cost (11.38 x 110)		1,252		1,252	263 989
	LNT0	Lean-To	50x11x8	Base	Formed Metal	550
	Qual	3.5	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	
	Base Cost (9.95 x 550)		5,473		5,473	1,368 4,105
	BNGP	Barn - General Purpose	30x10x8	Base	Galvanized Metal	300
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ 100% Func)</b>	
	Base Cost (20.40 x 300)		6,120		6,120	6,120